018.0	0009	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	952,100 / 952,100
					USE VALUE:	952,100 / 952,100
					ASSESSED:	952,100 / 952,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
42		SPY POND PKWY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GALVIN SEAN D/TRUSTEE
Owner 2:	389 MASS AVE REALTY TRUST
Owner 3:	
Street 1:	630 HIGH STREET
Street 2:	
Twn/City:	MEDFORD
St/Prov:	MA Cntry: Own Occ: N
Postal:	02155 Type:

PREVIOUS OWNER

Owner 1:	PROVAS MARY & JOHN -
Owner 2:	-
Street 1:	42 SPY POND PARKWAY
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,690 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1949, having primarily Clapboard Exterior and 2074 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8690.000	196,200	3,700	752,200	952,100
Total Card	0.199	196,200	3,700	752,200	952,100
Total Parcel	0.199	196,200	3,700	752,200	952,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 459.15 | /Parcel: 459.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 13461
GIS Ref:
GIS Ref:
Insp Date: 12/02/17

!1594!

PREVIOUS ASSESSMENT

Parcel ID: 018.0-0009-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	196,200	3700	8,690.	752,200	952,100	952,100	Year End Roll	12/18/2019
2019	101	FV	173,000	3700	8,690.	823,600	1,000,300	1,000,300	Year End Roll	1/3/2019
2018	101	FV	173,000	3700	8,690.	524,100	700,800	700,800	Year End Roll	12/20/2017
2017	101	FV	173,000	3700	8,690.	479,200	655,900	655,900	Year End Roll	1/3/2017
2016	101	FV	173,000	3700	8,690.	389,400	566,100	566,100	Year End	1/4/2016
2015	101	FV	162,900	3700	8,690.	389,400	556,000	556,000	Year End Roll	12/11/2014
2014	101	FV	162,900	3700	8,690.	354,900	521,500	521,500	Year End Roll	12/16/2013
2013	101	FV	162,900	3700	8,690.	337,700	504,300	504,300		12/13/2012

PRINT

Date	Time
12/10/20	17:10:20

LAST REV

Date	Time
10/24/19	15:17:38

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 1594

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PROVAS MARY & J	1409-91		12/21/2011	Estate/Div	465,000	No	No		
	959-64		8/1/1982		1	No	No		F

USER DEFINED

Prior Id # 1:	13461
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/2/2017	MEAS&NOTICE	BS	Barbara S
6/27/2012	Measured	JBS	JOHN S
3/20/2012	MLS	EMK	Ellen K
5/8/2009	Meas/Inspect	372	PATRIOT
10/5/1999	Meas/Inspect	243	PATRIOT
10/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8690		Sq. Ft.	Site		0	85.	1.02	2			Water F	30					752,170						752,200	

Total AC/HA: 0.19949 | Total SF/SM: 8690 | Parcel LUC: 101 | One Family | Prime NB Desc: KEL/MANOR | Total: 752,170 | Spl Credit | Total: 752,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:	1	Rating:	Poor
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FR - Fair	40.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	40.3	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.98802006
Adj $ / SQ:	140.052
Other Features:	92000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	328642
Depreciation:	132443
Depreciated Total:	196199

COMMENTS

I KIT IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 4			Baths: 2			HB			

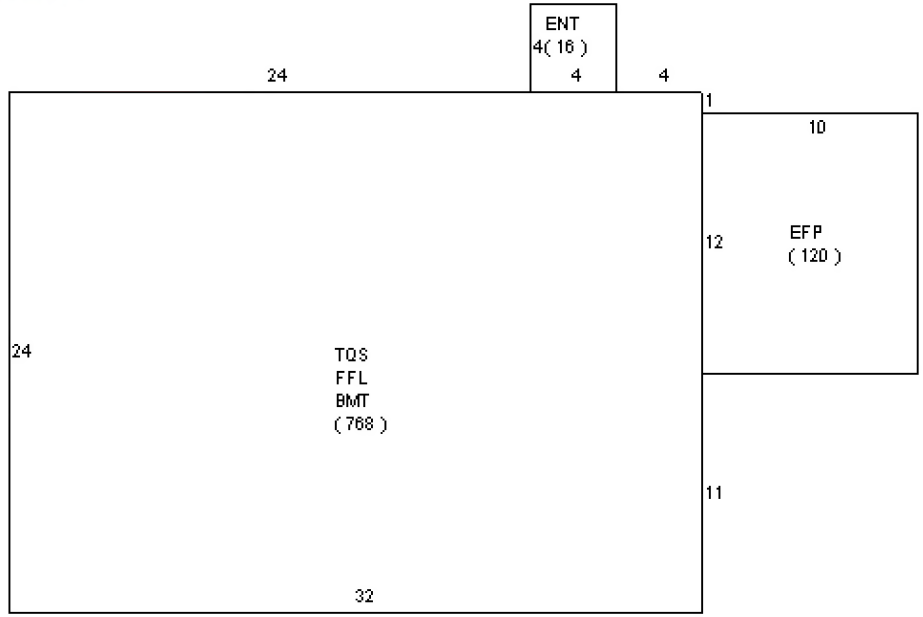
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	54.790	42,077
FFL	First Floor	768	140.050	107,560
TQS	3/4 Story	576	140.050	80,670
EFP	Enclos Porch	120	49.310	5,918
ENT	ENTRY	16	26.080	417
	Net Sketched Area:	2,248	Total:	236,642
Size Ad	1344	Gross Are	2440	FinArea 2074

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	95	F	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	140.05
Special Features:	0	Val/Su Net:	87.28
Final Total:	196200	Val/Su SzAd	145.98

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 018.0-0009-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X22	A	AV	1949	25.33	T	40	101			3,700			3,700

More:	N	Total Yard Items:	3,700	Total Special Featues:		Total:	3,700